Allan Morris
estate agents

**Forli, 37, Alexandra Road, Malvern, WR14 1HE**

MAYFAIR
OFFICE GROUP

# Alexandra Road, Malvern, WR14 1HE

Forli, 37 Alexandra Road has a fascinating history having once been home to Malverns most famous resident, Edward Elgar. Elgar lived at this delightful property from 1891 until 1899. During his time living in the property it inspired the composing of 'Serenade for Strings, 'The Enigma Variations' and 'Chanson De Matin' to name but a few. It is believed that Elgar chose to name the property 'Forli' after a trip to Italy during which he was inspired by his favourite artist the Renaissance painter Melozzo da Forlì. The very well presented accommodation comprises: porch, hallway, sitting room, dining room, kitchen, utility and store, seven bedrooms, bathroom and WC, off road parking, front garden with a view of the Malvern Hills and a private and flat rear garden. A rare and historic opportunity that must not be missed.

**LOCATION**
Great Malvern sits amid the famous Malvern Hills, parts of which have been designated as an Area of Outstanding Natural Beauty. With over 100 miles of bridle ways and footpaths to explore, the Malvern hills offer a unique experience for lovers of outdoor life. Now a thriving modern town, Malvern is alive with culture, festivals, music and theatre. The town has a good mix of High Street favorites and independent retailers. On the outskirts of town, Malvern Retail Park offers established names such as Marks and Spencer and Boots. Commuting further afield is easy with nearby access to the M5 motorway and the town benefits from two train stations running regular services to Birmingham, Worcester, Cheltenham, Bristol and London.

**ACCOMMODATION**

**RECESSED PORCH**
Tiled floor and wooden front door with glass side panels opening to;

**ENTRANCE HALL 14'9" x 5'9" (4.51m x 1.77m)**
Original staircase with spindle banister to first floor, radiator, door to rear hall and door to dining room (both described later). Door opening to;

**SITTING ROOM 15'9" x 11'10" (4.82m x 3.63m )**
Large sash bay window offering stunning views to the Malvern Hills. two wall mounted lights and radiator, picture rail, cornicing, coal effect gas fire with tiled hearth and wooden mantle.

**DINING ROOM 13'9" x 11'8" (4.20m x 3.58m)**
Front facing with patio doors opening to the front garden with views to the Malvern Hills. radiator and fitted bookcase, picture rail, cornicing and working open fireplace.

**REAR HALLWAY**
Tiled floor, under stairs cupboard and door to scullery/utility (described later) and door opening to;

**KITCHEN 13'9" x 9'9" (4.20m x 2.99m)**
Sash window to rear aspect. tiled floor, radiator and fitted base units with worksurface over and inset sink. Integrated electric oven with four ring gas hob over, integrated fridge freezer and space for a dishwasher. Additional storage cupboard built into chimney breast, radiator.

**UTILITY ROOM 10'0" x 6'5" (3.07m x 1.97m)**
Quarry tiled floor, window to rear aspect. Stainless steel sink with units under, space for washing machine and additional white goods. Door opening to;

**PANTRY 10'0" x 5'1" (3.06m x 1.56m)**
Quarry tiled floor, window and new wall mounted Worcester combi boiler, fitted shelving.

**FIRST FLOOR - HALF LANDING**
Stairs to first floor, sash window to rear aspect and door opening to;

**BEDROOM SIX 11'10" x 9'10" (3.61m x 3.01m )**
Believed to have been Elgar's composing room, radiator and sash window to rear aspect overlooking rear garden. Feature fireplace and wash basin.

**LANDING**
Radiator and staircase to second floor. Doors to all rooms.

**BEDROOM ONE 15'8" x 11'11" (4.80m x 3.64m)**
Front facing with large bay window enjoying views to the Malvern Hills, feature fireplace, built in wardrobes, radiator.

**BEDROOM TWO 13'10" x 11'10" (4.23m x 3.61m)**
Front facing with large bay window enjoying views to the Malvern Hills, feature fireplace, radiator and wash basin.

**BEDROOM THREE 13'9" x 9'10" (4.21m x 3.01m)**
Rear facing window, feature fireplace, radiator and wash basin.

**WC 5'9" x 3'4" (1.76m x 1.02m)**
Front facing sash window, low level WC, wash hand basin.

**SECOND FLOOR - HALF LANDING**
Stairs to second floor and door opening to;

**BATHROOM 11'9" x 9'11" (3.60m x 3.04m)**
Newly re-fitted with rear facing sash window. Clawfoot bath with shower attachments over, corner shower cubicle, low level WC, wash basin, wooden floor boards, radiator.

**LANDING**
Loft access point and doors to all rooms

**BEDROOM FOUR 18'2" x 14'3" max (5.55m x 4.35m max)**
Some restricted head height, radiator, front facing window and Velux window with stunning views.

**STUDY/BEDROOM FIVE 13'8" x 11'10" (4.19m x 3.61m)**
Some restricted head height. Front facing window and Velux window with lovely views, radiator.

**BEDROOM SEVEN 13'9" x 9'10" (4.21m x 3.02m)**
Some restricted head height, radiator and Velux window to rear aspect with far reaching views.

**OUTSIDE**
The property is accessed via a shared private driveway which leads to a block paved driveway providing off road parking for two vehicles. The fore garden is laid to lawn with well stocked flowering borders and young trees. A paved pathway leads to the front door and provides a sunny space for outside dining with a view of the hills, path also leads to the gated side access to the rear garden. To the rear of the property is a larger than average, flat and private garden, enclosed by Malvern stone wall that borders Hospital Bank and hedging. With path extending to the rear access. There is a rear porch with outside WC and two store rooms around the rear hallway door.

To the side of the house, but without vehicular access is a Garage measuring 5.30m (17ft 1in) x 2.61m (8ft 5in). With up and over door and window.

**DIRECTIONS**
From the centre of Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately half a mile go through a set of traffic lights bearing right downhill alongside the common. Almost immediately take the next turn left into Alexandra Road. Follow this route for a few hundred yards and the driveway to the property will be found on the left hand side.

**AGENTS NOTE**
The agents have been made aware that the property has a right of vehicular access along a private shared driveway leading to the property.

**ADDITIONAL INFORMATION**
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

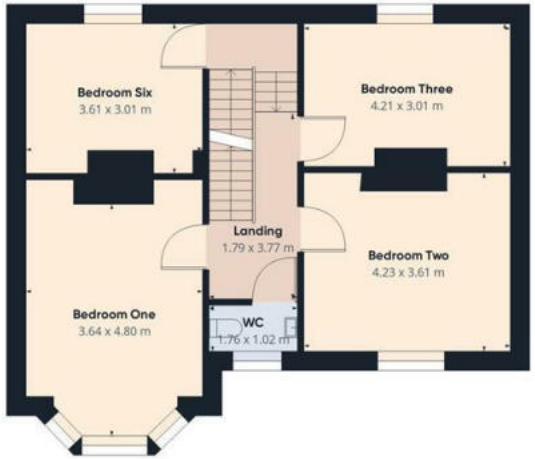
SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

ENERGY PERFORMANCE RATINGS: Current: F38 Potential: C80

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE**
£675,000



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**Approximate total area**(1)

202.50 m²

**Reduced headroom**

15.68 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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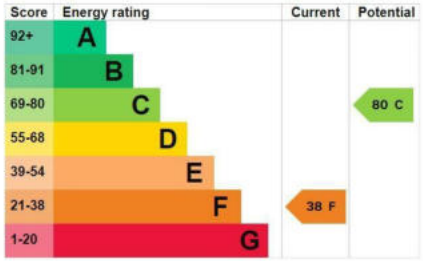


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